

**Item:** \_\_\_\_\_  
**Fiscal Impact:** \_\_\_\_\_ N/A  
**Funding Source:** \_\_\_\_\_ N/A  
**Account #:** \_\_\_\_\_ N/A  
**Budget Opening Required:** ☐

**ISSUE:**

Application ZT-2-2009. An appeal of the Planning Commission's decision regarding an Ordinance amendment for rodent breeding in a residential zone.

**SYNOPSIS:**

This Ordinance amends Section 7-8-103 of the West Valley City Municipal Code relating to major home occupations.

**BACKGROUND:**

The applicant, Mr. Rees operates a commercial rodent breeding facility out of his garage and an accessory building on his property, which is located in an R-1-8 zone. Currently, animal breeding facilities are only allowed in the agricultural zone, on property with at least one-acre, and they are reviewed as a conditional use. Mr. Rees was made aware of this restriction and submitted an application to the West Valley City Planning Commission to amend the West Valley City Municipal Code to allow for a rodent breeding facility in a residential zone as a major home occupation. The amendment also proposed to allow for the business to be conducted within a garage and/or accessory building which is currently prohibited.

Staff prepared the attached draft ordinance for review by the Planning Commission. The land use standards would be set forth in the major home occupation section of the code, 7-8-103. Then the requirements for a specific business, and the animals to be bred for that business, would be reviewed and implemented during the major home occupation approval process.

The Planning Commission reviewed the request and felt that this type of use was not compatible in a residential neighborhood and denied the zone text amendment request. Therefore, Mr. Rees is appealing this decision to the City Council. If the Council feels this use is appropriate and would like staff to further facilitate this request, additional items would need to be added to the proposed ordinance and it would be reviewed by the City Council at a future public hearing.

**RECOMMENDATION:**

The Planning Commission and City Staff recommend denial of this Ordinance.

**SUBMITTED BY:**

Jody Knapp, Principal Planner